Chapter 20.30C

SUMMIT LAKE OVERLAY ZONE

Sections:

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20.30C.010 Purpose – Summit Lake overlay zone.
The purpose of the Summit Lake overlay zone is to:

A. Protect the unique physical and environmental features of Summit Lake, its associated critical areas, and shoreline management area.

B. Provide development standards for physically constrained lots adjoining the Summit Lake shoreline where it is in the best interest of public safety and environmental protection to provide alternative locations for the construction of accessory structures for use as a garage.

This is a new section to describe the purpose of the overlay zone. The overlay zone takes the place of the Summit Lake Special Management Area described in sections 17.15.815 and 17.15.820 in Part 800 of chapter 17.15 TCC, which is the existing critical areas ordinance.
20.30C.020 Conflicts between Summit Lake overlay zone and other regulations.
When a conflict arises between the provisions of the Summit Lake overlay zone and other regulations, the provisions of the Summit Lake overlay zone shall prevail, except that any provision of this chapter:

A. Shall not create a public safety risk, as determined by the approval authority; or

B. Shall not be contrary to the Shoreline Management Plan for the Thurston Region, as amended; or

C. Shall not be less protective of critical areas than the Thurston County Critical Areas Ordinance.

This was developed from section 17.15.810 TCC which governs what happens when there is a conflict between a special management area and another regulation in the critical areas ordinance. Staff has developed several exceptions to ensure consistency between the proposed critical areas ordinance, the shoreline management plan, and other sections of the Thurston County Code. Please see proposed section 24.01.025(D).

20.30C.030 Summit Lake overlay zone maps.
The Summit Lake overlay zone shall include all lands which drain into Summit Lake and are so located on the map entitled “Summit Lake Overlay Zone.” A copy of this map shall be on file with the Thurston County resource stewardship department. This map shall indicate the location of “shoreline lots” and “Summit Lake upland lots,” both of which must abut Summit Lake Shore Road.

This section is derived from section 17.15.815 TCC. It has been modified to change the map title from Summit Lake Special Management Area to Summit Lake Overlay Zone.

20.30C.040 Summit Lake overlay zone standards.
Garages are permitted to be constructed on Summit Lake upland lots within the Summit Lake overlay zone subject to the following standards:

A. The garage cannot be accommodated on the shoreline lot.

B. The upland lot must be owned by a person who also owns a shoreline lot identified on the map entitled “Summit Lake Overlay Zone,” and must have a residence on the identified shoreline lot.

C. In the case of a single-family residence the garage shall be a single structure, one story in height and no greater than one thousand eight hundred square feet in size. In the case of a multifamily residence it shall also be a single structure, one story in height and limited to five hundred square feet per multifamily unit.
D. Uses within the garages shall be limited to those uses normally allowed in a single family garage, as determined by the approval authority, with the following uses expressly prohibited:

1. Separate living unit;
2. Family member unit;
3. Home occupation; and
4. Home based industry.

E. All garages constructed on upland lots which lie directly across the road from the shoreline lot in common ownership or within one upland lot on either side shall meet the setback standards of the underlying zone. An illustration of the location of this upland lot is in Figure 20.30C-1.

F. Garages constructed on any other upland lot shall meet the following standards:

1. Hold a public hearing for a special use permit pursuant to chapter 20.54 TCC; and
2. The standards for garages with a site plan review shall be as follows:
   a. Meet the setback standards of the underlying zone;
   b. Provide buffers of native vegetation (either existing or replanted) of thirty feet along the front property line and twenty feet along the side property line, with this buffer to be located on the upland lot and not within the right-of-way; and
   c. Be compatible in design, color, shape, landscaping and size to surrounding upland garages or residences within one-fourth mile.

G. A covenant shall be recorded with the titles of both the shoreline lot and the upland lot, prohibiting the sale of either lot separately. This covenant shall be in a form determined and approved by the director. This covenant will be released by the department when:

1. The upland garage is demolished; or
2. The upland garage site has a contract to be sold for new residence and a building permit is part of the transaction; or
3. The upland garage site is sold to another Summit Lake shoreline lot owner subject to the following standards and a new covenant is filed for those properties:
a. Those upland lots described in TCC 20.30C.040(E) above, may only be sold to a property owner for whom it would also meet those standards (See figure 20.30C-2); and

b. Those upland lots described in TCC 20.30C.040(F) above, may be sold to any other Summit Lake shoreline lot owner.

The condition in subsection “A” and “G” above are new. The remainder are carried over from section 17.15.820 TCC.
"ACROSS THE ROAD"
STANDARD FOR THE SUMMIT LAKE
SPECIAL MANAGEMENT AREA

SUMMIT LAKE

SHORELINE LOTS

23 24 25 26 27 28 29 30 31

SUMMIT LAKE

SHORE ROAD

UPLAND LOTS

115 116 117 118 119

SHORELINE LOT #27 MAY HAVE A GARAGE
ON UPLAND LOTS #115, 117, OR 118

Figure 20.30C-1
SALE OF UPLAND GARAGES IN THE SUMMIT LAKE SPECIAL MANAGEMENT AREA

SUMMIT LAKE

A GARAGE ON UPLAND LOT #117 WHICH IS OWNED BY SHORELINE LOT #27 COULD BE SOLD TO SHORELINE LOTS #24, 25, 26, 28, 29, AND 30.

Figure 20.30C-2